9360-9378 HAMILTON DR

Mentor, OH 44060

Industrial
Investment Opportunity

Offering Memorandum

MATTHEWS™

Property Overview

±15,540 SF	$930,000	$60/SF
Total SF	Sale Price	Price/SF

Property Details

Address	9360 Hamilton Dr, Mentor, OH 44060
Lot Size	±1.00 AC
Year Built	1992
Total SF	±15,540 SF
Number of Units	8 units (Size Varies)
Construction	Masonry
Drive In Doors	10
Power	240v 3-Phase
Clear Height	10’-15’

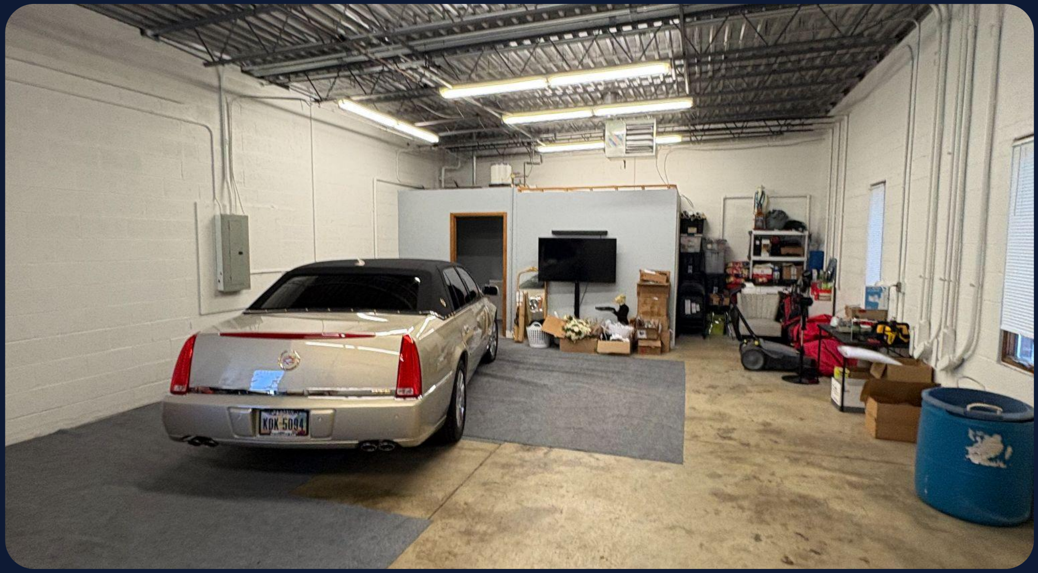
Property Highlights

- Please reach out for financials
- ±8,300 SF available for a user to occupy.
- 100% occupied flex property with a diverse tenant pool. Leases feature long term leases as well as month to month leases. More than half the building is leased well below market
- Ideal opportunity for investors or owner users seeking additional cash flow.
- Each unit features separately metered gas & electric
- M-1 zoning allows light industrial use, allowing for a range of industrial and commercial operations suitable for warehousing, manufacturing, service businesses, and similar uses
- Strategic Mentor industrial location with immediate access to SR-2, I-90, and the greater Cleveland metropolitan area, providing excellent regional distribution capabilities.

For Sale

MATTHEWS™

9360 Hamilton Dr
Mentor, OH 44060



Caleb Ogan
Senior Associate
(216) 260-0923
caleb.ogan@matthews.com
License No. SAL.2022005346 (OH)

Matt Kovesdy
First Vice President
(216) 260-0712
matthew.kovesdy@matthews.com
License No. 2016005440 (OH)

Broker of Record
Matthew Wallace
License No. REC.2022007141 (OH)
Firm Lic. No.: REC.2022007141 (OH)

For Sale

MATTHEWS™

9360 Hamilton Dr
Mentor, OH 44060

Caleb Ogan
Senior Associate
(216) 260-0923
caleb.ogan@matthews.com
License No. SAL.2022005346 (OH)

Matt Kovesdy
First Vice President
(216) 260-0712
matthew.kovesdy@matthews.com
License No. 2016005440 (OH)

Broker of Record
Matthew Wallace
License No. REC.2022007141 (OH)
Firm Lic. No.: REC.2022007141 (OH)

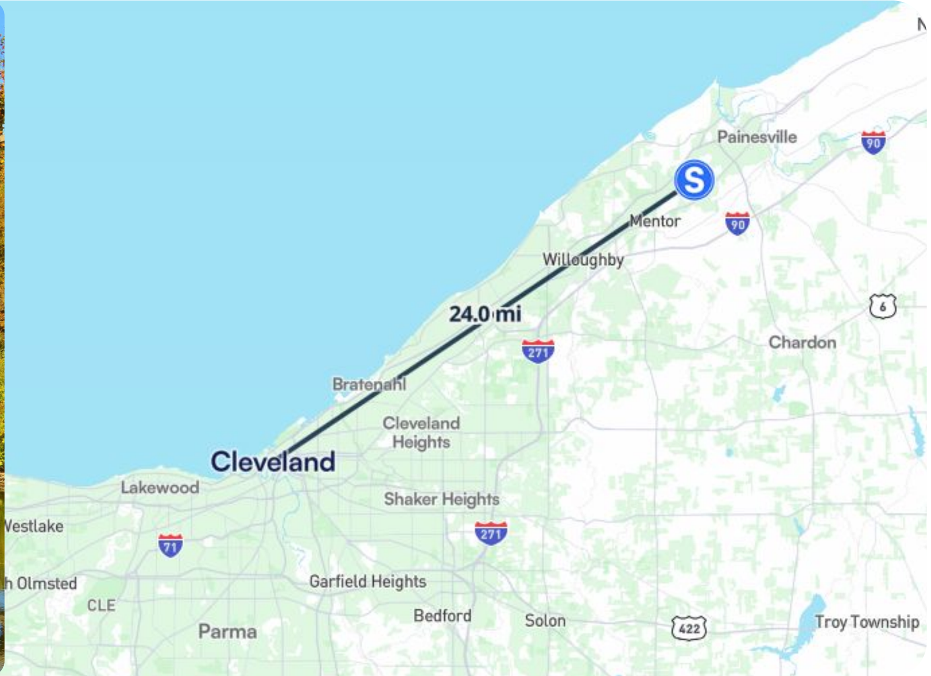
N
giant eagle
AVERY DENNISON
± 56,309 VPD
2
Cobble Court Apartments
±400 Units
DOLLAR GENERAL
EYE LIGHTING INTERNATIONAL
MENARDS
Buyers PRODUCTS COMPANY
HEILIND
Performance. Trust. Innovation.
Little Caesars
planet fitness
save a lot
AutoZone
Mentor High School
±2,567 Students
Lake County Executive Airport
Subject Property
± 10,213 VPD
Buyers PRODUCTS COMPANY
LINCOLN ELECTRIC
Walmart Supercenter
PROGRESSIVE POWDER COATING, INC.
meijer
Tyler Blvd
ALLOY PRECISION TECHNOLOGIES
ROGERS
experiential storytellers
Accurate
Great Lakes Mall
planet fitness
Michaels
Dillard's
DICK'S SPORTING GOODS
JCPenney
HIBBETT SPORTS
Google Earth

MENTOR, OH

Local Market Overview

Mentor, OH is a well-established suburban community with about 47,000 residents and roughly 20,000 households. The city is recognized for its stability and affluence, with a median household income of approximately $89,000, comfortably above the state and national averages. The population skews slightly older, with a median age of about 46 years, and the city benefits from a large, employed base of more than 24,000 residents. Mentor's housing stock supports a wide range of households, from young professionals to established families, while the strong base of long-term residents underscores a stable demographic profile. This combination of income, education, and stability supports a steady consumer base and demand for quality housing and amenities.

Housing conditions in Mentor further highlight its appeal. The median home value is approximately $260,000–$270,000, with a homeownership rate near 80%, reflecting long-term residential stability and pride of ownership. Market trends show steady appreciation, with values rising about 5–8% over the past year. Proximity to Cleveland, Lake Erie, and major employment corridors enhances access to regional job markets while preserving the appeal of suburban living. Together, these factors create a market characterized by consistent demand, strong household incomes, and a high quality of life, making Mentor an attractive community for both residents and investors.

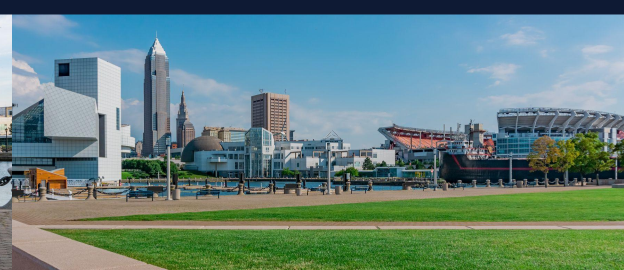
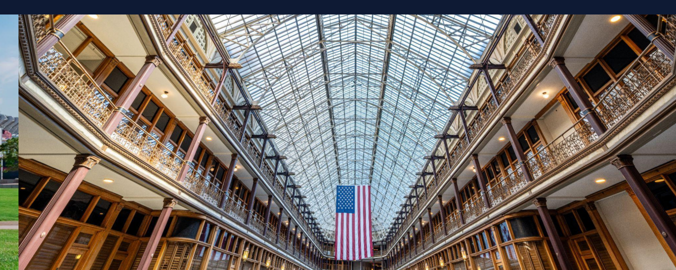


CLEVELAND, OH MSA

Cleveland is a historic industrial hub and a resurgent urban center in the United States, known for its cultural institutions, healthcare leadership, and emerging innovation economy. As the anchor city of Northeast Ohio, it benefits from a strong regional identity, a robust healthcare and education sector led by world-class institutions like the Cleveland Clinic and Case Western Reserve University, and a growing base of arts, music, and sports attractions. This mix of legacy industry, cultural vibrancy, and infrastructure investment creates attractive opportunities for both tourism and economic development.

Businesses and retailers in Cleveland enjoy access to a diverse consumer base and a steadily recovering tourism sector, with more than 18 million annual visitors in 2023. The city's walkable neighborhoods, ongoing downtown revitalization, and connectivity through major highways and Cleveland Hopkins International Airport support strong visitor engagement and long-term value creation. Tourism generates nearly $11 billion in total economic impact annually, supports over 68,000 jobs, and provides significant tax revenue, underscoring Cleveland's role as a resilient and growing Midwest destination.

Total Population	Annual Visitors	Tourism Economic Impact	GDP Growth
1.78 Million	**18.34 million**	**$11 Billion**	**3.3%**

MATTHEWS™

9360-9378 Hamilton Dr
Mentor, OH 44060

Exclusively Listed By

Caleb Ogan
Senior Associate
(216) 260-0923
caleb.ogan@matthews.com
License No. SAL.2022005346 (OH)

Matt Kovesdy
First Vice President
(216) 260-0712
matthew.kovesdy@matthews.com
License No. 2016005440 (OH)

Broker of Record
Matthew Wallace
License No. REC.2022007141 (OH)
Firm Lic. No.: REC.2022007141 (OH)